



In compliance with the provisions of Section 179 of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended) and in compliance with the provisions of the Local Government Act 2001 and pursuant to the requirements of the above, notice is hereby given of Dublin City Council's intention to carry out the following works:

Application No: 2280/21

Proposal: LAW: Planning and Development Act 2000 (as amended)
Planning and Development Regulations 2001 (as amended) - Part VIII

Applicant: Executive Manager, Housing Department, Dublin City Council

Location: Glin Court, Glin Grove, Coolock, Dublin 17

Proposal:

Pursuant to the requirements of the above, notice is hereby given of:

a) The demolition of the two existing housing blocks, the existing single storey community facility building and the boundary wall that fronts Glin Grove.

b) Construction of 32 no. 1 bed (2 person) dwelling units across two 3 storey blocks comprising: 12 no. unit type 'A' (narrow frontage) to the ground floor; 9 no. unit type 'B' (wide frontage) to the first floor; 9 no. unit type 'C' (wide frontage) to the second floor; 2 no. unit type 'D' (narrow frontage) to the first and second floor end units to the north of Block 1.

c) The construction of a community facility building at ground floor level at the north end of Block 1. This building comprises a community kitchen facility, community seating room/dining space and all associated facilities and ancillary spaces.

d) The construction of a new public realm to the Glin Grove street front that meets the new development. The revised street layout shall provide a total of 16 no. perpendicular parking spaces which include 4 no. accessible parking spaces, new hard and soft landscaped surfaces, new trees and planter areas, new surfacing to roads and footways, a raised carriageway, a new kerb line and new surfacing to the private access road which serves no. 29-39 Glin Court.

e) New private garden spaces. All ground floor units are accommodated with gated front gardens and private back gardens. All upper floor units are provided with generous balcony spaces. The proposed landscape design of the private communal gardens includes green spaces, allotments and planter beds as well as footways and seating areas.

f) All associated site works, waste facilities, services and drainage.

Site Notice:

In place and worded as required.

Zoning

The site is located in an area governed by the landuse zoning Sustainable Residential Neighbourhoods – Zone Z1 with the accompanying objective “to protect, provide and improve residential amenities”.

Site Description:

The site is located on Glin Grove, a cul-de-sac street which is located near Priorswood, Coolock, Dublin 17. The site measures 0.3059ha and is of irregular shape, following the bend in the road from north to east. It is bound to the South and the West by privately owned residential gardens whose properties address Glin Road and Macroom Road respectively. The neighbouring properties all comprise two storey attached and semi-detached dwellings, each with walled front garden space and on-site parking.

Proposal:

The proposed development comprises:

- a) The demolition of the two existing housing blocks, the existing single storey community facility building and the boundary wall that fronts Glin Grove.
- a) Construction of 32 no. 1 bed (2 person) dwelling units across two 3 storey blocks comprising: 12 no. unit type ‘A’ (narrow frontage) to the ground floor; 9 no. unit type ‘B’ (wide frontage) to the first floor; 9 no. unit type ‘C’ (wide frontage) to the second floor; 2 no. unit type ‘D’ (narrow frontage) to the first and second floor end units to the north of Block 1.
- b) The construction of a community facility building at ground floor level at the north end of Block 1. This building comprises a community kitchen facility, community seating room/dining space and all associated facilities and ancillary spaces.
- c) The construction of a new public realm to the Glin Grove street front that meets the new development. The revised street layout shall provide a total of 16 no. perpendicular parking spaces which include 4 no. accessible parking spaces, new hard and soft landscaped surfaces, new trees and planter areas, new surfacing to roads and footways, a raised carriageway, a new kerb line and new surfacing to the private access road which serves no. 29-39 Glin Court.
- d) New private garden spaces. All ground floor units are accommodated with gated front gardens and private back gardens. All upper floor units are provided with generous balcony spaces. The proposed landscape design of the private communal gardens includes green spaces, allotments and planter beds as well as footways and seating areas.
- e) All associated site works, waste facilities, services and drainage.

Planning History:

No planning history registered on APAS system.

Observations/Submissions:

No observations have been received by Dublin City Council.

Interdepartmental Report(s):

Drainage Division: Report dated 15/04/2021 – no objection to the development subject to the following conditions:

- a) *There is no objection to this development, subject to the developer complying with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).*
- b) *The drainage for the proposed development shall be designed on a completely separate foul and surface water system with a combined final connection discharging into Irish Water's combined sewer system.*
- c) *Records of public surface water sewers are indicative and must be verified on site.*
- d) *A connection from this development to the public Surface Water sewer network (including new gully connections) will only be granted when the developer has obtained the written permission of the Drainage Division and fulfilled all the planning requirements including the payment of any financial levies. All expense associated with carrying out the connection work are the responsibility of the developer. Developers are not permitted to connect to the public drainage network system without written permission from the Drainage Division. Any unauthorised connections shall be removed by the Drainage Division at the developer's expense. A licence will be required from the Drainage Division to allow the connection work to be carried out. Permission of the Roads Dept must also be obtained for any work in the public roadway.*
- e) *All surface water discharge from this development must be attenuated to two litres per second per hectare in accordance Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.*
- f) *The surface water management strategy, as indicated on the drawings titled "Proposed Surface Water Treatment; Drawing No. 0004, Rev. PL1" and "Schematic Storm Water Management; Drawing No. 0012 Rev. PL1" prepared by CORA Consulting Engineers and referred to in the "Water Services and Flood Risk Assessment, August 2020, Issue No.1" report prepared by CORA Consulting Engineers, shall be implemented as part of the proposed development. New road gullies shall be installed as shown on the drawing titled "Pavement Buildup and Finishes; Drawing no. C0020 Rev.PL3" prepared by CORA Consulting Engineers.*
- g) *Demolition: The Developer shall take care to protect all public sewers that may be affected by demolition works, in particular no debris should be allowed to enter the public sewerage system. Where possible the Developer must disconnect and cap all drainage links from the private site in order to prevent any demolition debris entering the public network.*

Transportation Planning Division: Report dated 13/04/2021 - no objection to the development.

- a) *Prior to commencement of the development full details of all potential works to the public road and the public realm, shall be agreed in writing with the Planning Authority. Materials shall be in accordance with the document Construction Standards for Roads and Street Works in Dublin City Council. Any works to the public road and the public realm including road and footpath modifications, lighting, drainage, planting and materials considered acceptable to Dublin City Council shall be carried out at the applicant's expense. The applicant is advised to liaise with the Area Engineer and Road Maintenance Division of DCC to ascertain their requirements.*
- b) *All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.*
- c) *The developer shall be obliged to comply with the requirements set out in the Code of Practice.*

Consultees /Interested Parties:

Irish Water: No report received

Policy:**Chapter 4 Shape and Structure of the City, Section 4.5.9 Urban Form and Architecture**

Well-considered urban design and architecture can make a positive contribution to the townscape and urban environment, and can improve the environmental performance, competitiveness and attractiveness of the city. The following policy is relevant to the proposed development:

SC26: To promote and facilitate innovation in architectural design to produce contemporary buildings which contribute to the city's acknowledged culture of enterprise and innovation, and which mitigates and is resilient to, the impacts of climate change.

Chapter 5 Quality Housing, Section 5.5.2 Sustainable Residential Areas

The Department of Housing, Planning Community and Local Government Statement 2015 encourages Planning Authorities to engage in active land management by leading and managing the development process and ensuring that land zoned for development come into use in accordance with Development Plan Policy and in tandem with supporting infrastructure. In particular the following policy is relevant to the proposed development:

QH5: To promote residential development addressing any shortfall in housing provision through active land management and a co-ordinated planned approach to developing appropriately zoned lands at key locations including regeneration area, vacant sites and under-utilised sites.

QH8: To promote the sustainable development of vacant or under-utilised infill sites and to favourably consider higher density proposals which respect the design of the surrounding development and the character of the area.

QH13: To ensure that all new housing is designed in a way that is adaptable and flexible to the changing needs of the homeowner as set out in The Residential Quality Standards and with regard to the Lifetime Homes guidance contained in Section 5.2 of the Department of Environment, Heritage and Local Government 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007).

QH21: To ensure that new houses provide for the needs of family accommodation with a satisfactory level of residential amenity, in accordance with the standards for residential accommodation.

Chapter 16 Development Standards, Section 16.2.1 Design Principles

This section of the Development Plan states that development will respond creatively to and respect and enhance its context, and have regard to inter alia :

- The character of adjacent buildings, the spaces around and between them and the character and appearance of the local area and the need to provide appropriate enclosure to streets.
- The character, scale and pattern of historic streets, squares, lanes, mews and passageways.
- Existing materials, detailing, building lines, scale, orientation, height and massing, plot width.

Development Standard 16.10.1 Residential Quality Standards – Apartments

This section contains standards under the following headings that shall apply to the proposed development:

- Floor areas
- Mix of Residential Units
- Aspect, Natural Lighting, Ventilation and Sunlight Penetration
- Block Configuration
- Entrance Lobbies, Circulation and Safety
- Internal Space Configuration for Apartments
- Storage
- Layout Flexibility
- Private Open Space
- Communal Open Space
- Communal Facilities
- Cycle Parking
- Design for Management and Maintenance

Development Standard 16.10.3 Residential Quality Standards – Apartments and Houses

This section contains standards under the following headings that shall apply to the proposed development:

- Public Open Space
- Safety and Security
- Acoustic Privacy

Relevant Policy Guidelines

- Urban Development and Building Heights - Guidelines for Planning Authorities, DoECLG, December 2018
- Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, DoHLGH, December 2020.
- Guidelines for Planning Authorities, Sustainable Residential Development in Urban Areas & Best Practice Urban Design Manual, DoEHLG, December 2008.
- Quality Housing for Sustainable Communities – Best Practice Guidelines for delivering Homes Sustaining Communities, DoEHLG, 2007.

Planning Assessment

Principle of Development

The application site is designated Zoning Objective Z1 'To protect, provide and improve residential amenities'. Residential use is a permissible use in Z1. It is considered that the proposed development is in accordance with the Land Use Zoning Objectives for the subject site.

Density, Plot Ratio and Site Coverage

Indicative plot ratio and site coverage standards are set out in the Dublin City Development Plan 2016-2022. The stated density of the development is 104uph. The architect's report submitted with the Part 8 application specifies that the high net density is attributable to the fact that all of the units are one-bedroom dwellings.

Plot ratio standards for Z1 range from 0.5 -2.0 and site coverage standards for Z1 is 45%-60%. The stated site coverage is 31.36% and plot ratio is 1.6. The proposed site coverage is lower than the range outlined in the Development Plan, however given the site context which is surrounded by two storey housing, it is considered that a slightly lower site coverage may be appropriate. It is therefore considered to be in accordance with the Development Plan in terms of density, plot ratio and site coverage.

Integration & Design

The proposed development comprises the demolition of the existing two-storey residential development comprising 28No. units and existing single storey community facility for provision of a new three-storey apartment scheme with 32No. units with a community facility.

Layout

The proposal follows a similar layout to the existing development consisting of 2No. blocks arranged in L-shape around the bend on Glin Grove road. The footprint to the two new blocks has increased from the existing blocks whereby the depth of existing blocks (6.4m) has been increased to between 11m (Block 2) and 12.34m (Block 1). In addition, in place of the existing single storey community centre to the north of the site, the new Block 1 will extend over this area while maintaining the access road and maintaining the existing separation from the northern boundary. The community facility's location will be maintained towards the north of the site being positioned at ground floor level.

Block 1 will extend 2.5m beyond the front building line to dwellings 2-16 Glin Grove to the north. The existing block is set-back from this building line by c3.4m. Block 1 has largely maintained the rear building line to the west as per existing.

Block 2 to the south has maintained a set-back from the front building line to neighbouring dwellings to the west and provides additional depth to the rear (south).

Height

The proposed apartment blocks increases the number of storeys over existing from 2-storey to 3-storey. In terms of height the existing residential development is 2-storey with a pitched roof with ridge height of 8m and eaves height of 5.4. The new proposal for 3-storeys will provide a flat roof with a height of 9.7m.

Materials and Finish

The elevation drawings submitted indicate that the front (east and north facing) elevations to the proposed blocks will be finished with brick cladding while detailing to balconies include galvanised steel balustrades. Further detailing including provision of a pop-out window and metal screening is to be provided to the north elevation. The rear elevations to south and west facing will predominantly consist of brick cladding to ground floor levels with render finish to upper floor levels. Balconies are stated as being provided with galvanised steel balustrades. The inset areas to rear balconies are stated as being clad with timber (cedar or larch).

The surrounding environs to the proposed blocks will include 16No. car parking spaces (4No. disabled) and new road surfacing and raised carriageway. Ground floor apartments units with own-door access will be separated from the areas through front door terrace with wall and railing and gate access.

Overall the development would appear to provide a rational layout largely following the existing form. While the replacement blocks will be increase the footprint and height over existing, the proposed development will be generally in-keeping with the scale and character of the existing development and neighbouring residential area which includes provision of attractive facades and surrounding landscaping onto the public realm and to the communal open spaces associated with it.

Residential Amenity of Surrounding Area and the Proposed Apartment Scheme

Daylight & Sunlight

The proposed development has increased over existing from 2 storey's to 3-storey's resulting in the height increasing from a maximum of 8m to 9.7m. Block 1 has largely retained a similar footprint with exception to its projection forwards while Block 2 has additional depth over existing as it extends southwards.

The Development Plan states that 'development shall be guided by the principles of Site Layout Planning for Daylight and Sunlight, A guide to good practice (Building Research Establishment Report, 2011)'. A Sunlight, Daylight & Shadow Assessment report has been submitted with the Part 8 application. This demonstrates that the neighbouring dwellings on Glin Grove, Glin Road and Macroom Road will all receive adequate levels of daylight and sunlight to rear windows and adequate levels of sunlight to the rear private open space. Of particular note is the impacts to the adjoining property to the east, No. 18 Glin Grove which will be located within proximity to the new Block 2. The report submitted indicates that a side window to the sunroom structure to the rear of No. 18 will be reduced. However, the other windows to the south and east of the rear sun room will receive very good levels of daylight thereby ensuring that the living space will receive appropriate levels of daylighting to ensure the residential amenity is not negatively impacted.

Overlooking Impacts

In terms of overlooking, the Development Plan stipulates that 'there should be adequate separation between opposing first floor windows. Traditionally, a separation of about 22 m was sought between the rear of 2-storey dwellings but this may be relaxed if it can be demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjacent occupiers'. The architect's report with the Part 8 application states that the 22m building separation between upper storey habitable rooms in all cases with exception to Unit Type D at first and second floor level of Block 1 which rests 21m from the first floor rear wall of No. 50 Glin Road.

The architect's report states that in this instance, a metal screening with a height of 1.8m is proposed to these units to ensure a comfortable level of privacy for residents of all Glin Court and surrounding neighbouring properties. The architect's report further indicates that the proposal has incorporated measures to northern elevation of Block 1 to avoid any potential for excessive overlooking to No. 16 Glin Grove through the provision of a pop out/oriel window to the bedroom of Unit D at first and second floor levels and the provision of screening to the northern elevation of the balcony of the Unit D apartments. This screening is not specified on the submitted elevations.

In addition to providing sufficient separation distances between upper floor levels of the proposed blocks and existing neighbouring dwellings, generally the proposed blocks have a sufficient set-back from boundaries shared with the rear gardens to the neighbouring properties on Glin Road and Macroom Road which will avoid excessive overlooking to these spaces. However, it is noted that the south of Block 1 and west of Block 2 is located within close proximity to the boundary walls shared with a number of dwellings on Macroom Road and Glin Road.

The architect's report notes that it is proposed that mature trees of a minimum height of 6m be planted along or in close proximity to the south west boundary wall. It is considered that the strategic placement of these mature trees will mitigate any potential for excessive overlooking to the rear gardens of neighbouring properties on Glin Road and Macroom Road. The exact location of these trees shall be agreed with the Development Management division prior to the commencement to development. In addition to this measure, the development shall ensure that adequate screening is provided to particular apartment units at upper floor levels. This includes the following:

- *Block 1: Unit Type B at 1st FL & Unit Type C at 2nd FL at the southern end of Block 1:* The balconies to these apartment units shall ensure that they are screened to a height of 1.8m to their western and southern elevations.

- Block 2: Unit Type C at 2nd FL to the eastern end of Block 2: The eastern elevation of the balcony should ensure that it is fully screened to a height of 1.8m to ensure there will be no overlooking to the east.
- Lift & Stair Core: The south facing balcony at 1st & 2nd FL to the lift and stair core should incorporate a screening measure to a height of 1.8m.
- Screening measures may include provision of directional louvres to a height of 1.8 or other appropriate treatments. Such measures should be carefully considered to ensure that daylight will not be significantly reduced to the proposed apartment units.

The architects report also notes that all proposed balcony details to the first and second floor levels will be proposed with metal screening over railing level to a height of 1.8m. This is not indicated on the submitted drawings with balconies to the south and western elevations to be provided with galvanised steel balustrades with a height of 1.2m. This is not considered to be warranted to all apartment units at first floor level with exception to the specific units outlined above.

Subject to the above measures, it is considered that the proposed development will not unduly overlook neighbouring properties.

Floor Areas and Development Standards

In total 32 no. apartments are to be provided, all of which are 1-bedroom, 2person units. The units are made of the following types:

- Unit Type A: 12No. Floor Area – 54.4
- Unit Type B: 9No. Floor Area – 52.9sq.m
- Unit Type C: 9No. Floor Area – 52.9sq.m
- Unit Type D: 2No. Floor Area – 55.3sq.m

Section 2.21 of the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, DoHPLG, December 2020 indicates that the requirements of SPPR1 (which limits the quantity of 1-bedroom units within housing developments to 50%) do not apply to purpose-built student accommodation or to certain social housing schemes, such as sheltered housing. SPPR 2 of the guidelines further states all standards set out in this guidance shall generally apply to building refurbishment schemes on sites of any size, or urban infill schemes, but there shall also be scope for planning authorities to exercise discretion on a case-by-case basis, having regard to the overall quality of a proposed development. Having regard to the nature of the proposed social housing, a senior citizens scheme, it is considered that the requirements of SPPR1 do not apply and the proposed apartment unit types complies the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, DoHPLG, December 2020.

Minimum overall apartment standards are set out in Appendix 1 of Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, DoHPLG, December 2020. The Schedule of Accommodation submitted with the Part 8 application indicates that all units exceed the minimum requirements for apartment floor areas for one-bedroom units. In this regard, it is noted that all units provide floor areas which exceed the minimum floor area standard by 10% as required for apartment schemes outlined under Section 3.8 – 3.15 of the apartment guidelines.

Dual Aspect

DoHPLG guidelines require a minimum of 50% of the units to be dual aspect. Furthermore, the DoHPLG guidelines state that north facing single aspect apartments may be considered where overlooking a significant amenity such as a public park, garden or formal space, or a water body or some other amenity feature. All apartment units are dual aspect through

presence of windows with south/west and north/east aspects. The bedrooms and hallway to ground floor units have north and west aspects with living spaces having south & west aspects. First and second floor level apartment units will provide window openings onto a deck access to the units with north and east aspects which will serve kitchen and bathroom spaces. The south and westerly aspects will serve both living and bedroom spaces. The exception to the above relates to the northern most units at first & second floor level within Block 1 which has west and north aspects. It is considered that in terms of dual aspect, the development is acceptable.

Floor to Ceiling Height

The current Development Plan and the apartment guidelines require ground floor level apartments to have a minimum floor to ceiling height of 2.7m to reduce the potential for overshadowing. A minimum floor to ceiling height of 2.4m is required at all other levels. The Part 8 application has provided dimensioned sections which indicate that the proposed development will provide floor to ceiling heights of 2.85m at ground floor level and 2.55m at upper floor levels. This is considered to be in compliance with the apartment guideline standards and is therefore acceptable.

Lift and Stair Cores

Apartment guidelines require a maximum of 12 apartments per floor per individual stair/lift core. The proposal provides 10 no. apartments per floor per the proposed lift/stair core which is acceptable.

Storage

The floor plans submitted with the Part 8 application indicate that all units will provide storage in compliance with apartment guidelines.

The submitted plans have indicated areas for proposed bin storage (9No. wheelie bins).

Private Amenity Space

Section 16.10.1 of the current Development Plan sets out private open space requirements for apartment developments. It states that private open space shall be provided in the form of gardens or patios/terraces for ground floor apartments and balconies at upper levels. The minimum private open requirement for apartments is 5sqm for a 1-bed.

The proposed development has provided terrace spaces to ground floor units and balconies to upper floor level units. The schedule of accommodation indicates that the private amenity space to all apartment units substantially exceed the required quantum of 5sqm.

Communal Open Space

Communal open space is provided to the west of Block 1 and south of Block 2 with a stated area of 848 sq.m. This is significantly in excess of a required quantum of 160sq.m under the apartment guidelines. Both areas of communal open space will be adjoined by ground floor level terraces and will have good passive surveillance from apartment units above. Both spaces also have good aspect being south and west facing and therefore will have good sunlight levels. The site layout plan includes proposed landscaping including landscape strips along the full boundary to the south and west and provision of raised planters and vegetable allotments.

Residential Amenity of the proposed apartment units

It is noted that all apartment units benefit from being dual aspect with all living spaces being south or west facing. There is substantial separation distances from neighbouring structures which would not result in obstruction of daylight/sunlight to proposed units in particular at ground floor level. It is considered that the proposed units will receive adequate levels of daylight and sunlight.

Balconies to all apartments should ensure that they provide screening to a height of 1.8m between each unit

Car Parking and Transportation

The proposed scheme incorporates 16No. on-street car parking spaces including 4No. disabled spaces. As well as serving the proposed apartment units, the car parking spaces will serve the staff of the community/kitchen facility. As part of the development, it is proposed to introduce traffic-calming measures through a reduction in width of the carriageway. The Transportation Planning Division's (TPD) report dated 13/04/2021 considered that the perpendicular car parking is acceptable in this instance having regard to the cul-de-sac nature of the road on which the development is located. The TPD report indicated that on street car parking is public and cannot be assigned to the development although the accessible spaces can be delineated on street. TPD indicated that they have no objection to the proposed development subject to conditions.

Connections to Public Water/Waste Water Infrastructure

The Drainage Division's report dated 15/04/2021 within DCC had no objection to the development and recommended a number of conditions to be attached.

EIAR

The proposed development comprises 2No. three storey buildings comprising 32No. apartment units and a community centre. The residential scheme is located in an area that is predominantly suburban in nature.

Having regard to the nature, size and location of the proposed development and the context of the criteria set out in Schedule 7 of the Planning and Development Regulations 2001-2019, it is concluded that there is no real likelihood of significant effects on the environment and as such an EIAR is not required.

Appropriate Assessment:

Under Article 6 (3) of the EU Habitats Directive and Regulation 30 of SI NO.94/1997 European Communities (Natural Habitats) Regulations (1997) any plan or project which has the potential to significantly impact on the integrity of a Natura 2000 site must be subject to an Appropriate Assessment. This requirement is also detailed under Section 177 (U) of the Planning and Development Act 2000 (as amended).

A screening report for Appropriate Assessment has been submitted. The report identifies that there is no hydrological, physical or ecological links between the subject site and any European/Natura 2000 sites and therefore concludes that the potential effects from the project on surrounding European Sites are negligible and not likely to occur.

The Planning Department, as the competent authority, has considered the screening report, has undertaken the Appropriate Assessment screening of the development and has determined that progression to Stage 2 of the Appropriate Assessment process (i.e. preparation of a Natura Impact Statement) is not considered necessary. It is not considered that the proposed development would be likely to have a significant effect, individually, or in combination with other plans or projects, on a European site.

Conclusion:

The proposed development will provide a high quality residential development, will enhance the streetscape and is considered to be in accordance with the proper planning and sustainable development of the area. It is therefore considered that the proposal would be acceptable, subject to compliance with the requirements of Planning and Property Development Department, Drainage Division and the Transportation Planning Division.

Recommendation

Accordingly, it is recommended that a decision be made by Elected Members of the Council to proceed with the proposed development, subject to compliance with the requirements of the Planning and Property Development Department, Drainage Division and the Transportation Planning Division.

1. Planning

a) Prior to the commencement of development, the developer shall submit a landscape plan to the planning authority for written agreement which shall indicate the location of semi-mature/mature trees or if appropriate, hedging, which shall be strategically positioned along or adjacent to the south and south-west boundary of the subject site.

b) The development shall ensure that it incorporates the following screening measures:

- Block 1: Unit Type B at 1st FL & Unit Type C at 2nd FL at the southern end of Block 1: The balconies to these apartment units shall ensure that they are screened to a height of 1.8m to their southern elevation and to the southern end of the western elevation opposite the entrance to the balconies.

Screening measures may include provision of directional louvres to a height of 1.8m or other appropriate treatments. Such measures should be carefully considered to mitigate potential overlooking of the gardens to the rear of 152 and 154 Macroom Road whilst optimising daylight for the apartment units.

- Block 2: Unit Type C at 2nd FL to the eastern end of Block 2: The eastern elevation of the balcony should ensure that it is fully screened to a height of 1.8m to ensure there will be no overlooking to the east.

- Lift & Stair Core: The south facing balcony at 1st & 2nd FL to the lift and stair core should incorporate a screening measure to a height of 1.8m.

- Balconies to all apartment units shall ensure that they provide screening to a height of 1.8m between each unit.

- With exception to the above requirements, the proposed balustrades/railings at upper floor levels to the proposed units shall be as per the submitted plans, sections and elevations.

Prior to the commencement of development, the developer shall submit details, sections and elevations of the proposed screening measures to the planning authority for written agreement.

2. Transportation Planning Division:

The Developer shall comply with the following requirements of the Transportation Planning Division:

a) Prior to commencement of the development full details of all potential works to the public road and the public realm, shall be agreed in writing with the Planning Authority. Materials shall be in accordance with the document Construction Standards for Roads and Street Works in Dublin City Council. Any works to the public road and the public realm including road and footpath modifications, lighting, drainage, planting and materials considered acceptable to Dublin City Council shall be carried out at the applicant's expense. The applicant is advised to liaise with the Area Engineer and Road Maintenance Division of DCC to ascertain their requirements.

b) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.

c) The developer shall be obliged to comply with the requirements set out in the Code of Practice.

3. Drainage Division:

a) The developer shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).

b) The drainage for the proposed development shall be designed on a completely separate foul and surface water system with a combined final connection discharging into Irish Water's combined sewer system.

c) Records of public surface water sewers are indicative and must be verified on site.

d) A connection from this development to the public Surface Water sewer network (including new gully connections) will only be granted when the developer has obtained the written permission of the Drainage Division and fulfilled all the planning requirements including the payment of any financial levies. All expense associated with carrying out the connection work are the responsibility of the developer. Developers are not permitted to connect to the public drainage network system without written permission from the Drainage Division. Any unauthorised connections shall be removed by the Drainage Division at the developer's expense. A licence will be required from the Drainage Division to allow the connection work to be carried out. Permission of the Roads Dept must also be obtained for any work in the public roadway.

e) All surface water discharge from this development must be attenuated to two litres per second per hectare in accordance Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

f) The surface water management strategy, as indicated on the drawings titled 'Proposed Surface Water Treatment; Drawing No. 0004, Rev. PL1' and 'Schematic Storm Water Management; Drawing No. 0012 Rev. PL1' prepared by CORA Consulting Engineers and referred to in the 'Water Services and Flood Risk Assessment, August 2020, Issue No.1' report prepared by CORA Consulting Engineers, shall be implemented as part of the proposed development. New road gullies shall be installed as shown on the drawing titled 'Pavement Buildup and Finishes; Drawing no. C0020 Rev.PL3' prepared by CORA Consulting Engineers.

g) Demolition: The Developer shall take care to protect all public sewers that may be affected by demolition works, in particular no debris should be allowed to enter the public sewerage system. Where possible the Developer must disconnect and cap all drainage links from the private site in order to prevent any demolition debris entering the public network.

The North Central Area Committee were informed of the initiation of the Part 8 planning process for the proposed development on the 15th of February and the recommendation of the Planning Department at its meeting's on the 21st of June 2021

The project is being funded by the Department of Housing, ;Local Government and Heritage.

Accordingly, it is recommended that a decision be made by Elected Members of the Council to proceed with the proposed development.

This report is submitted to the City Council pursuant to Section 138 of the Local Government Act, 2001 (as amended) and Section 179 of the Planning and Development Act, 2000 (as amended) subject to the provisions of Section 139 of the Local Government Act, 2001 (as amended).

Resolution:

That Dublin City Council Notes Report No. 190/2021 and hereby approves the contents therein.

Owen P. Keegan
Chief Executive
17th June 2021

Appendix

List of Consultees

Irish Water Colvill House, 24 - 26, Talbot Street, Dublin 1

SENIOR CITIZENS HOUSING
GLIN COURT, COOLOCK, DUBLIN 17

JOB NO. 1931

PART 6 PLANNING

FEBRUARY 2021

DCC PLAN NO 2280/21
RECEIVED: 24 FEB 21

ARCHITECTURE
CONSERVATION
INTERIORS
URBAN DESIGN

CATHEDRAL COURT
NEW STREET
DUBLIN D08 XH26

TEL: +353(0) 1 679 1551
MAIL: INFO@PKA.IE
WEB: PKA.IE

DIRECTORS:

PAUL KEOGH BARCH MARCA FRIAI FRIBA
RACHAEL CHIDLOW BA MARCA MIDJ
ELLEN MATTHEWS MARCH MRJAI ARB DIPCL

ASSOCIATES

BRIGHDIN NI MHAILLE BARCH (HONS) MRJAI
KEVIN NOLAN CDVEC CDV
CLARE GORMAN BA INT. ARCH. MARCH RIAI

STUDIO PKA LTD.

T/A PAUL KEOGH ARCHITECTS
COMPANY SECRETARY: RACHAEL CHIDLOW
COMPANY NUMBER: 661535

LEGEND / GENERAL INFORMATION

SHOWN TO BE READ IN CONJUNCTION WITH STRUCTURAL DRAWINGS DETAIL AND SPECIFICATION

- GROUND FLOOR LEVEL INDICATOR
- SECTION LINE INDICATOR
- SETBACK INDICATOR
- LEVEL INDICATOR
- DRAINAGE LEVEL INDICATOR
- WINDING WALL / SCREEN WALL
- SCREEN WALL / SCREEN WALL
- PERGOLA WALL / PERGOLA WALL

- SITE BOUNDARY - EXTENSION OF WORK
- SITE BOUNDARY
- PUBLIC REALM EXTENTS

TOTAL SITE AREA: 1.00M SQ. M. (39,683 SQ. FT.)
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 TOTAL SITE AREA: 1.00M SQ. M. (39,683 SQ. FT.)

- TYPE A - ground floor single apartment - 100% private amenity space
- TYPE B - 3rd floor high rise apartment - 100% private amenity space
- TYPE C - ground floor single apartment - 100% private amenity space
- TYPE D - 3rd floor high rise apartment - 100% private amenity space

PROPOSED QUANTITY: 100 UNITS (100 PER FLOOR)
 PROPOSED QUANTITY: 100 UNITS (100 PER FLOOR)
 PROPOSED QUANTITY: 100 UNITS (100 PER FLOOR)

STAIRWELL: PRIVATE SECURITY SPACE 840 SQ. M. (20,000 SQ. FT.)
 Note: Refer to drawing number 1931/01/10 and 1931/01/11 for full details and general floor area per unit

30 DAY PERMIT NO.

PROPOSED EXTERNAL FINISHES & LANDSCAPE

FAÇADE EXTERNAL FINISHES:
 CONCRETE: ASPHALT OR BRICK COURSE TO MATCH EXISTING BUILDING
 CONCRETE: ASPHALT OR BRICK COURSE TO MATCH EXISTING BUILDING
 CONCRETE: ASPHALT OR BRICK COURSE TO MATCH EXISTING BUILDING

WINDOW EXTERNAL FINISHES:
 FACTORY FINISH CONCRETE: BLUE TO MATCH EXISTING BUILDING
 FACTORY FINISH CONCRETE: BLUE TO MATCH EXISTING BUILDING
 FACTORY FINISH CONCRETE: BLUE TO MATCH EXISTING BUILDING

FOUNDATION SPECIFICATION:
 FOUNDATION: REINFORCED CONCRETE WITH PRECAST CONCRETE PIER
 FOUNDATION: REINFORCED CONCRETE WITH PRECAST CONCRETE PIER

GROUND FLOOR STRUCTURAL SPECIFICATION:
 CONCRETE: PRECAST CONCRETE WITH PRECAST CONCRETE PIER
 CONCRETE: PRECAST CONCRETE WITH PRECAST CONCRETE PIER

UPPER FLOOR STRUCTURAL SPECIFICATION:
 CONCRETE: PRECAST CONCRETE WITH PRECAST CONCRETE PIER
 CONCRETE: PRECAST CONCRETE WITH PRECAST CONCRETE PIER

ROOF FINISH STRUCTURAL SPECIFICATION:
 CONCRETE: PRECAST CONCRETE WITH PRECAST CONCRETE PIER
 CONCRETE: PRECAST CONCRETE WITH PRECAST CONCRETE PIER

EXTERNAL WALLS: PRECAST CONCRETE WITH PRECAST CONCRETE PIER
 PRECAST CONCRETE WITH PRECAST CONCRETE PIER

INTERNAL WALLS: PRECAST CONCRETE WITH PRECAST CONCRETE PIER
 PRECAST CONCRETE WITH PRECAST CONCRETE PIER

LANDSCAPE: SOFT AND HARD LANDSCAPE, TREE SELECTION AND
 SOFT AND HARD LANDSCAPE, TREE SELECTION AND



1
 PA/01
PROPOSED SITE LAYOUT PLAN
 1:500 @A1

DEC PLAN
 RECEIVED: 24 FEB 21
 HQ 2280/21

REVISIONS	STATUS	DRAWN	CHECKED		
A	03/02/21	FA	FOR APPROVAL	CG	FK

PROJECT: HOUSING FOR THE ELDERLY AT GLIN COURT, COOLOCK, DUBLIN 17
 DRAWING: SITE LAYOUT PLAN
 JOB NO: 1931 CLIENT: DUBLIN CITY COUNCIL
 DATE: FEB '21 SCALE: 1:500 @ A1 / 1:1000 @ A3
 PAUL KEOGH ARCHITECTS, CATHEDRAL COURT, NEW ST., DUBLIN 8.
 TEL NO: 01 6791551 FAX NO: 01 6793476 E-MAIL: info@pka.ie

DRAWING NO.: 1931 / PA / 901 / A

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STATUS: PR - PRELIMINARY ISSUE; FI - FOR INFORMATION; FA - FOR APPROVAL; FP - FOR PRICING; FC - FOR CONSTRUCTION

LEGEND & GENERAL INFORMATION

SHOWINGS TO BE REVEAL CONSTRUCTION WITH STRUCTURAL DIMENSIONS DETAILS AND SPECIFICATIONS

- SMOKING PLUM-JOINT REDUCER
- METER LINE REDUCER
- NETAL REDUCER
- LEVEL REDUCER
- GRANDFIRE REDUCER
- WINDOW NO. REFER TO SCHEDULES
- DOOR NO. REFER TO SCHEDULES
- ROOFLIGHT NO. REFER TO SCHEDULES

SITE BOUNDARY- EXTENSION OF WORKS

SITE DIMENSION

PUBLIC AREA EXTENT

TOTAL SITE AREA - 50,352 SQ. METRES
 TOTAL SITE AREA AND EXTENSION OF WORKS - 4,511 SQ. METRES (88%)
 SPA (INHA) 23,000 SQ. METRES (COMMUNITY BUILDING)
 KIT PLANT 1,400 SQ. METRES (COMMUNITY BUILDING)
 TOTAL UNITS - 1240 UNITS
 SITE COVERAGE % BY INCL. COMMUNITY BUILDING

TYPE A: ground floor only apartment - 100P
 OPEN STAIRS 1000

TYPE B: first floor only apartment - 100P
 OPEN STAIRS 1000

TYPE C: second floor only apartment - 100P
 OPEN STAIRS 1000

TYPE D: 3rd and 4th floor only apartment - 100P
 OPEN STAIRS 1000

PROPOSED DENSITY: 100 UNITS PER HECTARE
 USE MAKING PROVISION: 5 HOURS UNITS PROVIDED
 (SEE ALSO ACCESSIBLE ENTRANCES DETAIL)

CONTRACTOR PRIVATE HEAVY MAINT. AND SELF MAINT. FOR EXTERIOR

NOTE: Refer to drawing number 100-100-01-01 and 100-100-01-02 for site data and zoning for area and etc.

100-100-01-03

PROPOSED OPTIONAL FINISHES & LANDSCAPING

PUBLIC OUTLOOK AREA
 (WHEREAPPLICABLE) OPEN TO ALL PUBLIC TO MATCH WITH OTHER HEDG
 (WHEREAPPLICABLE) TO REQUIRE RAILING AND GROUNDWORK DETAIL
 (WHEREAPPLICABLE) CONCRETE SLAB TO REQUIRE FULL
 RAISED CURBWORKHAY. MIN. DEEP FINISH SETTS OVER EXISTING ROAD
 SURFING AS REQUIRED TO EXCEEDERS DETAIL
 FINISHING FINISH: 3000 G10 FINEGRAIN POLISHED BETON TACTO TO REQUIRE DETAIL

PRIVATE OUTLOOK AREA
 (WHEREAPPLICABLE) CONCRETE SLAB TO REQUIRE FULL
 RAISED CURBWORKHAY. MIN. DEEP FINISH SETTS OVER EXISTING ROAD
 SURFING AS REQUIRED TO EXCEEDERS DETAIL
 FINISHING FINISH: 3000 G10 FINEGRAIN POLISHED BETON TACTO TO REQUIRE DETAIL

DETAILS INFORMATION
 FOUNDATIONS: REINFORCED CONCRETE WITH PRECAST CONCRETE
 FOUNDATION TO REQUIRE DETAIL AS PER ENGINEERS DETAIL

GROUND FLOOR: STRUCTURAL FORMED OVER PRECAST CONCRETE
 CONCRETE GROUND FLOOR SLAB OVER MELLATION TO ENGINEERS DETAIL

UPPER FLOORS: STRUCTURAL FORMED OVER PRECAST CONCRETE TO
 HOLLOWCORE SLAB TO ENGINEERS DETAIL

ROOF FINISH: STRUCTURAL FORMED OVER PRECAST CONCRETE
 HOLLOWCORE SLAB TO ENGINEERS DETAIL

ROOF-KEEP TO AREA: SPECIFIED TO ARCHITECTS LATER DETAIL

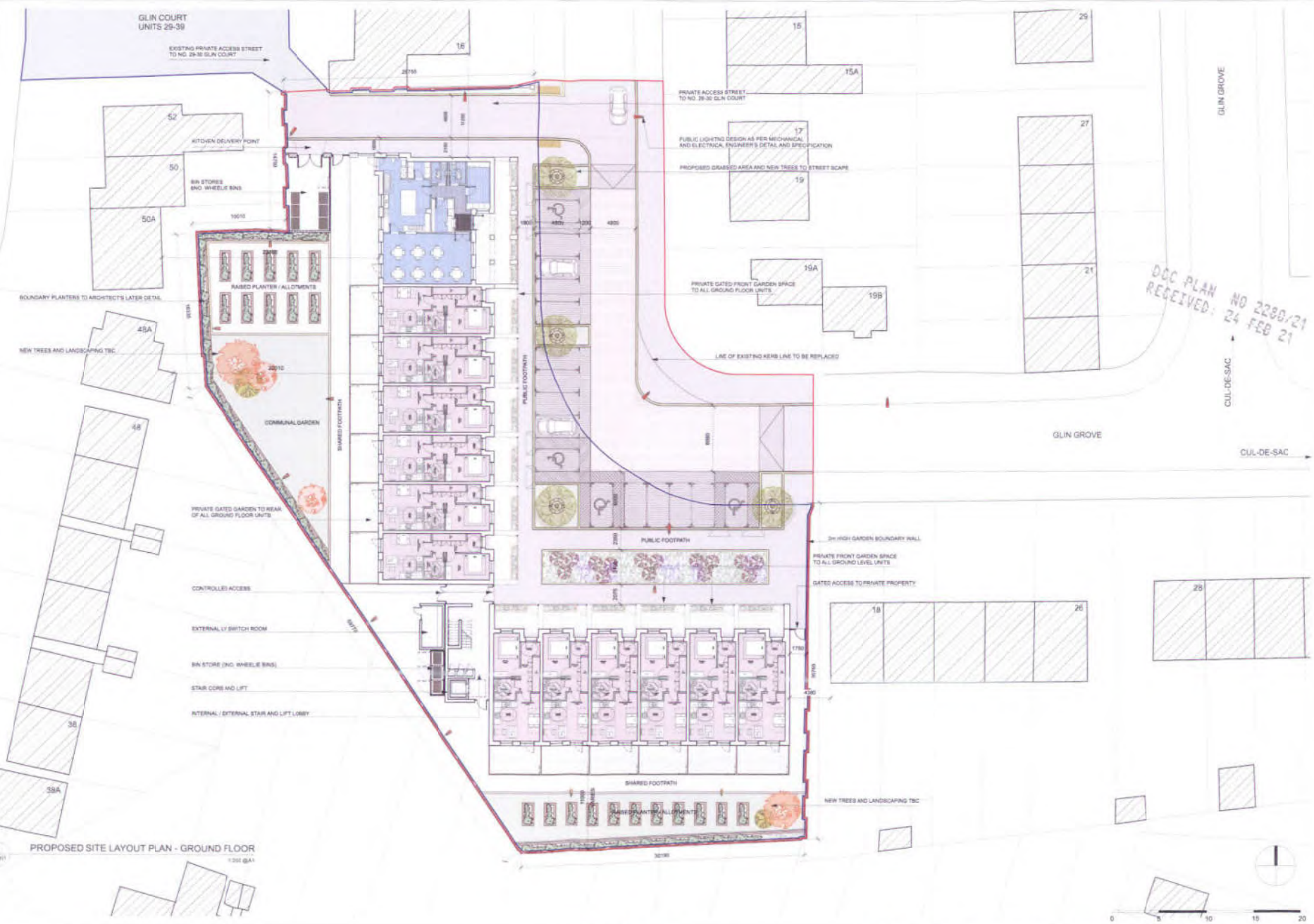
EXTERNAL WALLS: PRECAST CONCRETE WALLS TO HEDG RECALC
 ON ENGINEERS DRAWINGS. WARENEY GAFFY WALL CONSTRUCTION
 INFO: RECALC ON DRAWING FINISH TO ARCHITECTS LATER DETAIL
 AND SPECIFICATION

WINDOWS: SEE SCHEDULES
 FINISH: ALUMINUM FRAMES TO MANUFACTURER'S DETAIL AND SPECIFICATION

DOORS: SEE SCHEDULES
 FINISH: ALUMINUM FRAMES TO MANUFACTURER'S DETAIL AND SPECIFICATION

GLAZING: SEE SCHEDULES
 FINISH: ALUMINUM FRAMES TO MANUFACTURER'S DETAIL AND SPECIFICATION

LANDSCAPING: SEE SCHEDULES
 FINISH: ALUMINUM FRAMES TO MANUFACTURER'S DETAIL AND SPECIFICATION



REVISIONS	STATUS	DRAWN	CHECKED
A	03/02/21 FA FOR APPROVAL	CG	PK

PROJECT:	HOUSING FOR THE ELDERLY AT GLIN COURT, COOLOCK, DUBLIN 17
DRAWING:	SITE LAYOUT PLAN - GROUND FLOOR
JOB NO.:	1931
CLIENT:	DUBLIN CITY COUNCIL
DATE:	FEB '21
SCALE:	1:200 @ A1 / 1:400 @ A3
ARCHITECT:	PAUL KEOGH ARCHITECTS, CATHEDRAL COURT, NEW ST., DUBLIN 8
TEL NO.:	01 6791551
FAX NO.:	01 6793476
E-MAIL:	info@pka.ie

DRAWING NO.: 1931 / PA / 001 / A

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STATUS: PH - PRELIMINARY ISSUE; FI - FOR INFORMATION; FA - FOR APPROVAL; FF - FOR FINICING; FC - FOR CONSTRUCTION

LEGEND & GENERAL INFORMATION
 DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL REQUIREMENTS & SPECIFICATIONS

- UPGRADE FLOOR LEVEL INDICATOR
- REMOVE OR REDUCE
- DETAIL INDICATOR
- LIFT INDICATOR
- USE ALL LEVEL INDICATOR
- WINDOW NO. REFER TO SCHEDULE
- DOOR NO. REFER TO SCHEDULE
- ROOF OVER NO. REFER TO SCHEDULE

SITE BOUNDARY - EXTENSION OF WORKS

2% SLOPE INDICATOR

PUBLIC REALM EXTENT

TOTAL SITE AREA: 13,000 M² (3.09 ACRES)
 TOTAL SITE AREA INC. EXTENSION OF WORKS: 18,000 M² (4.24 ACRES) (INC. COMMUNITY BUILDING)
 FOOTPRINT: 14,000 M² (3.21 ACRES) (COMMUNITY BUILDING)
 TOTAL LOTS: 32 LOTS
 SITE COVERAGE: 37% (INC. COMMUNITY BUILDING)

TYPE A: ground for single storey apartment - 100%
 TYPE B: ground for two storey apartment - 100%
 TYPE C: ground for three storey apartment - 100%
 TYPE D: ground for four storey apartment - 100%

PROPOSED DENSITY: 76 UNITS PER HECTARE
 (FOR PUBLIC REALM: 74 UNITS PER HECTARE)
 (INC. AND ACCESSIBLE SPACES)

COMMERCIAL FRONTAGE: 100% (SEE SPEC FOR DETAILS)

Note: Refer to drawing number 100-00-01 and 102 for site plan details and general site area plan.

100% WALKWAY NO.

PROPOSED EXTERNAL FINISHES & LANDSCAPING

PUBLIC EXTERNAL AREA
 CONCRETE/PAVING: ON AND ADJACENT TO MATCH EXISTING ROAD
 CONCRETE/PAVING: TO REQUIRED FALLS AND FINISHING DETAIL
 FACTORY FINISH CONCRETE SLAB TO REQUIRED FALLS
 MAINTENANCE: GRASS/DECK FINISH WITH OVER EXISTING ROAD
 FINISHING AS PER ARCHITECT'S FINISHING DETAIL
 FINISHING: REFER TO FINISHING DETAIL TO FINISHING DETAIL

PRIVATE EXTERNAL AREA
 CONCRETE/PAVING: ON AND ADJACENT TO REQUIRED FALLS
 FINISHING: CONCRETE/PAVING FINISH: REFER TO FINISHING DETAIL
 REFER TO FINISHING DETAIL TO FINISHING DETAIL

OUTLINE SPECIFICATION
 FOUNDATIONS: REFER TO ARCHITECT'S DETAIL
 FOUNDATIONS: REFER TO ARCHITECT'S DETAIL
 FOUNDATIONS: REFER TO ARCHITECT'S DETAIL

GROUND FLOOR STRUCTURAL
 CONCRETE: REFER TO ARCHITECT'S DETAIL
 CONCRETE: REFER TO ARCHITECT'S DETAIL
 CONCRETE: REFER TO ARCHITECT'S DETAIL

UPPER FLOOR STRUCTURAL
 CONCRETE: REFER TO ARCHITECT'S DETAIL
 CONCRETE: REFER TO ARCHITECT'S DETAIL
 CONCRETE: REFER TO ARCHITECT'S DETAIL

ROOF FINISH
 CONCRETE: REFER TO ARCHITECT'S DETAIL
 CONCRETE: REFER TO ARCHITECT'S DETAIL
 CONCRETE: REFER TO ARCHITECT'S DETAIL

EXTERNAL WALLS
 CONCRETE: REFER TO ARCHITECT'S DETAIL
 CONCRETE: REFER TO ARCHITECT'S DETAIL
 CONCRETE: REFER TO ARCHITECT'S DETAIL

WINDOWS
 CONCRETE: REFER TO ARCHITECT'S DETAIL
 CONCRETE: REFER TO ARCHITECT'S DETAIL
 CONCRETE: REFER TO ARCHITECT'S DETAIL

DOORS
 CONCRETE: REFER TO ARCHITECT'S DETAIL
 CONCRETE: REFER TO ARCHITECT'S DETAIL
 CONCRETE: REFER TO ARCHITECT'S DETAIL

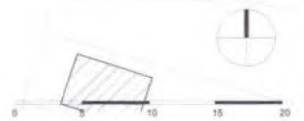
STAIRS
 CONCRETE: REFER TO ARCHITECT'S DETAIL
 CONCRETE: REFER TO ARCHITECT'S DETAIL
 CONCRETE: REFER TO ARCHITECT'S DETAIL

LANDSCAPING
 CONCRETE: REFER TO ARCHITECT'S DETAIL
 CONCRETE: REFER TO ARCHITECT'S DETAIL
 CONCRETE: REFER TO ARCHITECT'S DETAIL



DGC PLAN NO 2280/21
 RECEIVED: 24 FEB 21

1 PROPOSED SECOND FLOOR PLAN
 PA 003 1:200 @ A1



REVISIONS	STATUS	DRAWN	CHECKED
A	03/02/21	FA	FOR APPROVAL
		CG	PK

PROJECT: HOUSING FOR THE ELDERLY AT GLIN COURT, COOLOCK, DUBLIN 17
 DRAWING: SITE LAYOUT PLAN - FIRST FLOOR
 JOB NO.: 1931 CLIENT: DUBLIN CITY COUNCIL
 DATE: FEB '21 SCALE: 1:200 @ A1 / 1:400 @ A3
 PAUL KEOGH ARCHITECTS, CATHEDRAL COURT, NEW ST., DUBLIN 8.
 TEL NO: 01 6791551 FAX NO: 01 6793476 E-MAIL: info@pka.ie



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